

\$850,000 - N/A, Lamont

MLS® #E4433457

\$850,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

Lamont, Lamont, AB

Excellent opportunity to own a high-traffic Esso gas station with land, located along a busy main road in the thriving community of Lamont. This well-established business includes a fuel station, a fully stocked and profitable convenience store, and a wand wash, the only car wash in town, providing multiple revenue streams in one package. The entire property, including all facilities, has been recently renovated in 2024, ensuring a modern, clean, and attractive environment for customers. Serving not only Lamont but also surrounding communities, the site is positioned for maximum visibility and easy access, attracting both local customers and through-traffic for steady business year-round. With strong branding and consistent performance, this is a turnkey opportunity for investors or owner-operators looking to secure a reliable income-generating asset in a growing area.

Built in 1987

Essential Information

MLS® #	E4433457
Price	\$850,000
Bathrooms	0.00
Acres	0.00
Year Built	1987



Type	Business with Property
Status	Active

Community Information

Address	N/A
Area	Lamont
Subdivision	Lamont
City	Lamont
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	April 29th, 2025
Days on Market	12
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 11th, 2025 at 2:32pm MDT